

4.7 LAND USE AND PLANNING

Based on the findings of the IS, the proposed West Gateway project would result in less than significant impacts on land use and planning, specifically related to the density increase associated with the zoning, with the application of mitigation measures. The analysis in the following sections focuses on the existing conditions in the study area, the analysis methodology, thresholds of significance, the potential impacts of the West Gateway project related to land use and planning, and mitigation as needed. As discussed in Section 3.0 and the IS, the project does not include any new roadways or other physical features which could disrupt or divide an established community. The project is consistent with surrounding land uses and is not located in an area that is subject to any HCP or NCCP. Therefore these issues will not be discussed in this section.

4.7.1 EXISTING SETTING

4.7.1.1 Existing Land Uses

Existing Land Uses on Parcel 9

Parcel 9 is bounded by Maine Avenue to the west, West 3rd Street to the north, Daisy Avenue to the east and West Broadway to the south. It is divided into quadrants by alleys, Nylic Court running north/south and Maple Way running east/west. Table 4.7-1 lists land uses by location. Four vacant lots of variable sizes are located on Parcel 9.

**TABLE 4.7-1
EXISTING USES ON PARCEL 9**

Location	Land Use
646 West 3 rd Street	Rene Market
630 West 3 rd Street	Xavier Medical Center
229½ Nylic Court	Single Family Dwelling
227 Nylic Court	Single Family Dwelling
232-234 Maine Avenue	Multi-Family Dwelling
228 Maine Avenue	Multi-Family Dwelling
616 West 3 rd Street	Single Family Dwelling
612 West 3 rd Street	Queen's Way Hotel
253 Daisy Avenue	Single Family Dwelling
247 Daisy Avenue	Single Family Dwelling
241 Daisy Avenue	Single Family Dwelling
237 Daisy Avenue	Single Family Dwelling
227 Daisy Avenue	Single Family Dwelling
228 Nylic Court	Single Family Dwelling
234-236 Nylic court	Single Family Dwelling
643 West Broadway (Multiple)	Artist's Studios
629 West Broadway	Storage
601 West Broadway	Pete's Liquor

Source: Phase 1 Environmental Assessment West Gateway Redevelopment Project Site 9, Long Beach, California, SCS Engineering (February 24, 2004).

Existing Land Uses on Parcel 10

Parcel 10 is bounded by Daisy Avenue to the west, West 3rd Street to the north, Magnolia Avenue to the east, and West Broadway to the south. It is divided into quadrants by alleys, Crystal Court running north/south and Maple Way running east/west. Table 4.7-2 lists land uses by location. Two vacant lots of variable sizes are located on Parcel 10.

**TABLE 4.7-2
EXISTING USES ON PARCEL 10**

Location	Land Use
Daisy Avenue and West 3 rd Street	Multi-Family Dwelling
540 West 3 rd Street	Single Family Dwelling
532 West 3 rd Street	Single Family Dwelling
237 Magnolia	Temporary Fire Station No. 1
221 Magnolia	Multi-Family Dwelling - Apartments
Crystal Court	Single Family Dwelling
505 West Broadway	Julian Ship Supplies
529 West Broadway	Multi-Family Dwelling - Apartments

Source: Phase 1 Environmental Assessment West Gateway Redevelopment Project Site 10, Long Beach, California, SCS Engineering (February 24, 2004).

Existing Land Uses on Parcel 11

Parcel 11 is bounded by Magnolia Avenue to the west, West 3rd Street to the north, Chestnut Avenue to the east, and West Broadway to the south. It is divided into quadrants by alleys, Virginia Court running north/south and Maple Way running east/west. Table 4.7-3 lists land uses by location. This parcel is dominated by empty lots that are either vacant lots or paved lots which serve as parking lots.

**TABLE 4.7-3
EXISTING USES ON PARCEL 11**

Location	Land Use
210 Magnolia Avenue	Lee's Automotive Shop
442 and 440 West 3 rd Street	Multi-Family Dwelling
245 Virginia Court	Multi-Family Dwelling
421 and 419 West Broadway	Absolute Bail Bonds, Law Office and Apartments
448 West Broadway	Andriole's Bail Bonds

Source: Phase 1 Environmental Assessment West Gateway Redevelopment Project Site 11, Long Beach, California, SCS Engineering (February 24, 2004).

Existing Land Uses on Parcels 2 through 7

Parcels 2 through 7 are generally located on three city blocks bounded by Maine Avenue to the west, 4th Street to the north, Chestnut Avenue to the east and 3rd Street to the south. Roble Way bisects these three blocks in an east/west direction. Nylic, Crystal and Virginia Courts bisect the three blocks in a north/south direction respectively moving from west to east. Only parts of these three blocks make up the six parcels. The eastern limit for Parcel 7 is actually Virginia Court and not Chestnut Avenue. Parcels 2 through 7 comprise residential units, either multi-family or single-family. Structures vary from relatively new or well maintained/rehabilitated to deteriorated. There

are four vacant lots of varying sizes on Parcels 2, 5, 6 and 7. Table 4.7-4 lists the type of residential land uses by location.

**TABLE 4.7-4
EXISTING USES ON PARCELS 2 THROUGH 7**

Parcel	Location	Land Use
2	310 Maine Avenue	Multi-Family Dwelling-Apartments
	320 Maine Avenue	Multi-Family Dwelling-Apartments
	645 West Broadway	Single Family Dwelling
	635 West Broadway	Single Family Dwelling
	627 West Broadway	Multi-Family Dwelling-Apartments
	617 through 623 West Broadway	Multi-Family Dwelling-Apartments
	321 Daisy Avenue	Multi-Family Dwelling-Apartments
3	345 Daisy Avenue	Multi-Family Dwelling-Apartments
	339 Daisy Avenue	Multi-Family Dwelling-Apartments
	327 Daisy Avenue	Single Family Dwelling
	328 Nylic Court	Single Family Dwelling
4	352 Daisy Avenue	Single Family Dwelling
	348 Daisy Avenue	Single Family Dwelling
	342 Daisy Avenue	Single Family Dwelling
	338 Daisy Avenue	Single Family Dwelling
	330 Daisy Avenue	Single Family Dwelling
5	322 Daisy Avenue	Multi-Family Dwelling-Apartments
	312 Daisy Avenue	Single Family Dwelling
	545 West Broadway	Multi-Family Dwelling-Apartments
6	301 Magnolia Avenue	Multi-Family Dwelling-Apartments
7	437 West Broadway	Multi-Family Dwelling-Apartments

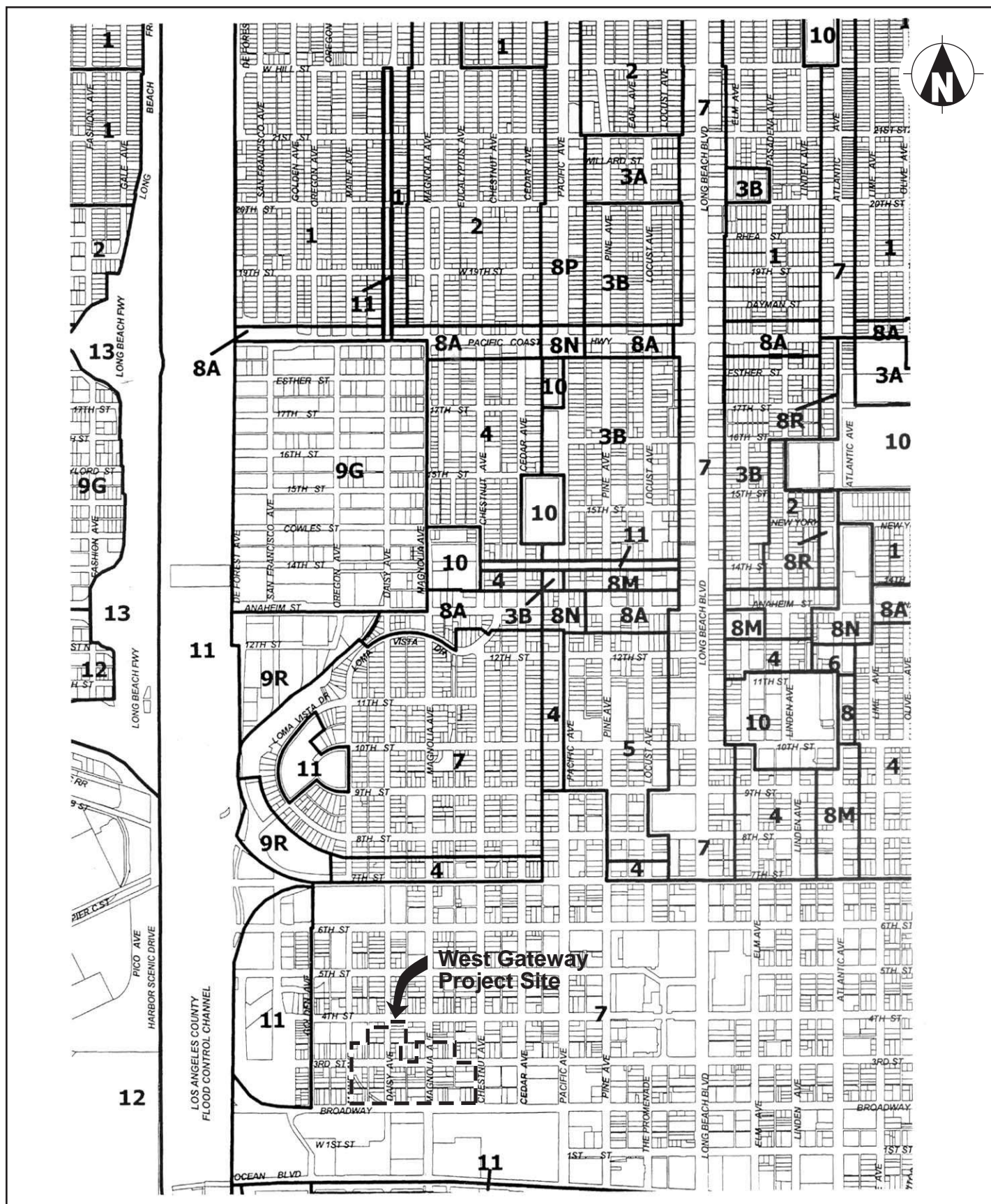
Source: Cotton/Bridges/Associates, 2004.

4.7.1.2 City of Long Beach General Plan and Zoning

Section 65302 of the California Government Code requires that all cities and counties adopt General Plans containing certain mandatory elements including Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The City of Long Beach has adopted each of these elements. However, Long Beach is a Charter City, which means that the applicability of Section 65302 is limited, the City of Long Beach has still adopted these Elements of their General Plan. The following is a summary of the relevant elements and zoning.

General Plan Land Use Element

This Element contains the City's land use goals, policies and implementation programs, and a Land Use Element Map which shows the West Gateway area designated as LUD 7 "Mixed Use District." This district intended for large, vital activity centers and allows a combination of higher density residential uses with non-residential uses such as retail, office and personal/professional services. The project site zoning classification is PD-30, the Downtown Planned Development District. Planned Development (PD) districts are consistent with the LUD No. 7 Mixed Use General Plan designation. Figure 4.7-1 shows the designation on the Land Use Element Map.



Source: Long Beach Department of Planning & Building & Dept. of Technology Services (October, 2002).

Figure 4.7-1

West Gateway Project Area as Depicted on the Long Beach General Plan Map

Downtown Planned Development District (PD-30) Zoning

On October 22, 2002, the Long Beach City Council adopted Ordinance No. C-7830 amending and restating the Downtown Planned Development District (PD-30). The West Gateway Area is split by two districts in PD-30, the Downtown Mixed Use District which includes Parcels 9, 10 and 11 and the West End Residential District, a larger area which includes Parcels 2 through 7. Figure 4.7-2 shows the boundaries of these two districts in PD-30. The Downtown Mixed Use District allows commercial development on all properties, while the West End Residential District limits commercial land uses to a few specified arterial intersections (Magnolia Avenue and 3rd Street is the only project site intersection permitted for commercial uses) in conformance with the Commercial Neighborhood Pedestrian (CNP) zoning district. The Downtown Mixed Use District requires a minimum building front yard setback of ten feet and limits the maximum building height to six stories and 80 feet. The West End Residential District requires a minimum 15-foot building front yard setback with a building height limit of four stories and 50 feet. As shown in Table 4.7-5, for both PD-30 districts, residential densities are permitted at up to 43 unit per acre for lots between 7,501 to 15,000 square feet in area and lots that are 15,001 square or greater in area may have up to 54 units per acre.

**TABLE 4.7-5
ALLOWABLE RESIDENTIAL DENSITIES IN PD-30**

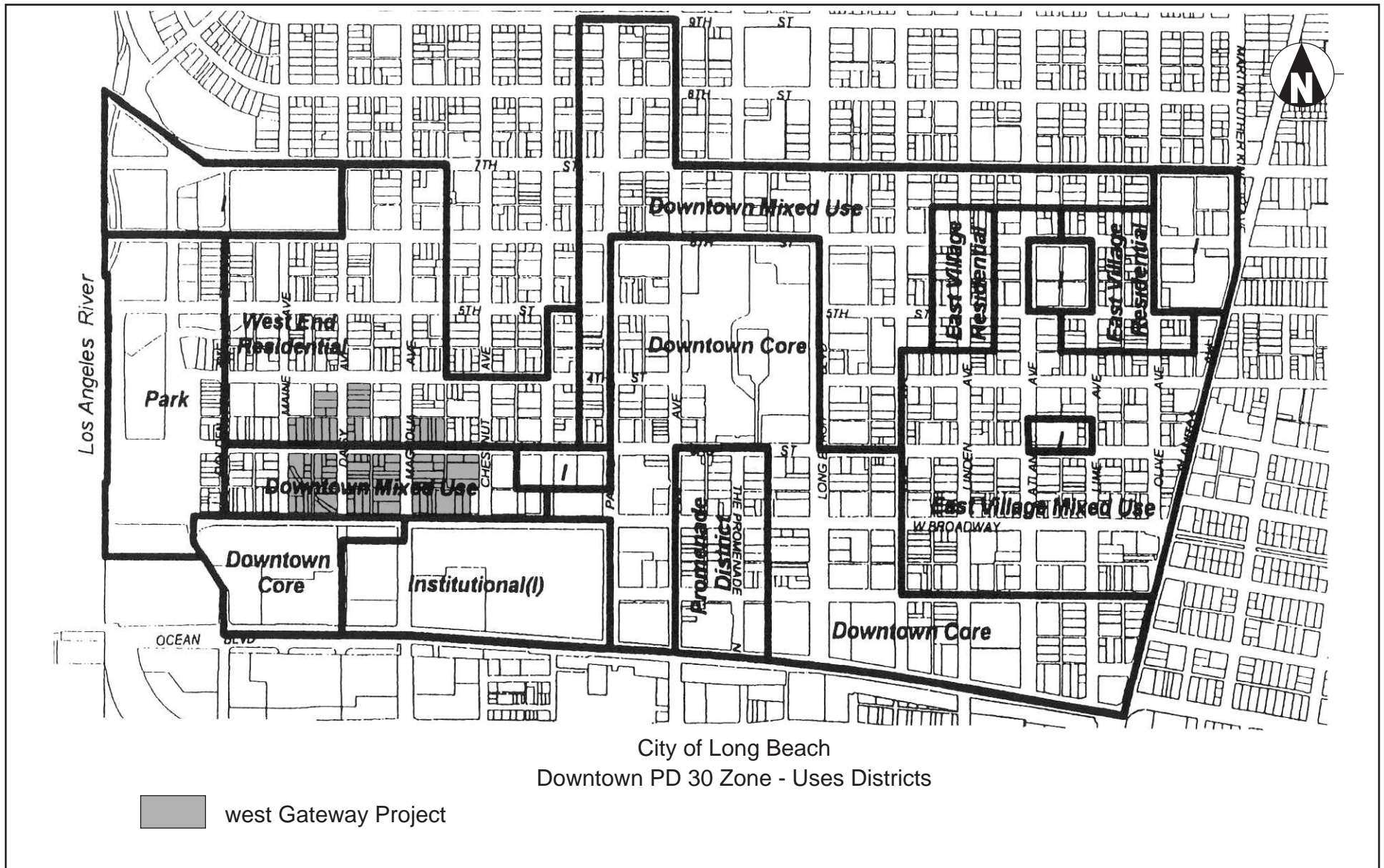
Lot Area of 0-4,000 sf	Lot Area of 4,001-7,500 sf	Lot Area of 7,501-15,000 sf	Lot Area of 15,001 sf or larger
1 unit	1 unit per 1,400 sf (31 du/acre)	1 unit per 1,000 sf (43 du/acre)	1 unit per 800 sf (54 du/acre)

Transportation Element

According to Transportation Element, the West Gateway area is identified as part of the Downtown/Port Activity Center (Fig. 19, Major Activity Centers). The Transportation Element goes on to say the following about this area:

“...[A]s projected, downtown central business district will exhibit the highest growth. According to the 1989 Long Beach Transportation Study, new building area is projected to be 9.6 million square feet of additional commercial floor space, an additional 4,750 hotel rooms, and over 20,000 additional multi-family dwelling units. This growth means that in the downtown area, an additional 37,000 residents, and over 40,000 employees are expected.” (pp. 70, Transportation Element, December 1991)

Although the City will be updating this Element in the relatively near future, the projections regarding major growth areas, especially Downtown and around the Ports, remain accurate and will be carried forward through to the revised Transportation Element. As to functionality of the local street system Downtown in the West Gateway area, please refer to Section 4.11 (Transportation and Circulation).



Source: Long Beach Department of Planning and Building (2/00).

Figure 4.7-2
PD-30 Subareas Affecting West Gateway

Housing Element

Consistent with the other General Plan Elements, the Housing Element describes the housing types found in the West Gateway area by Land Use designation and specifically by PD-30. Chart 38 describes Land Use District 7: Mixed Use Residential District as “moderate to high-density uses in multi-purpose activity centers” with the zoning dictated by Planned Development districts. PD-30 Downtown is described as follows:

“PD-30 is designed to develop the downtown into a multi-purpose activity center of regional significance and to connect its various districts into a cohesive and functional whole. PD-30 has several residential districts: Mixed Use District, East Village Mixed Use, West End and the East Village Residential District. Densities range from 31 to 54 du/acre, with higher densities available in the Downtown Core District.” (pp. III-5, Housing Element, April 2001)

The Housing Element goes to identify the West Gateway area as a site future residential site with a unit capacity of 587. (pp. IV-1) With regard to development potential, the Housing Element acknowledges that higher densities will be located within PD-30 along with the availability of affordable units in the area. The downtown area is specifically identified as an area targeted for redevelopment: “...In the downtown and greater downtown areas, many blocks are ripe for recycling and zoned for higher density residential use...” (pp. IV-5)

Development of housing in the West Gateway will help the City of Long Beach achieve some of its goals for providing housing for low income families as identified in the Regional Housing Needs Assessment. For a more in depth discussion regarding housing, refer to Section 4.8 (Population and housing).

Noise Element

The City’s Noise Element identifies noise sources in the community, describes anticipated future noise levels, and puts forth policies and programs designed to minimize the effects of noise on people living and working in Long Beach. The Noise Element anticipates a mixture of residential and commercial land uses in the West Gateway area. Further detail regarding existing and future noise conditions relative to the proposed project is provided in Section 4.8 (Noise). There are no specific noise policies which pertain solely to the West Gateway or PD-30 District.

Open Space and Recreation Element

The West Gateway area is an intensely urbanized with no natural physical features (e.g. lagoon, rock outcropping, viewshed) enhancing it. Therefore, open space in the area is in support of the existing development and comprises predominately active recreational uses provided by existing parks and bicycle trails. Because the overall strategies and concepts behind redeveloping the West Gateway area involve maximizing development opportunity in an under-utilized area, the project site is not the subject of any specific open space or recreation goals. A detailed discussion of recreation policies and the proposed project’s compliance with them is provided in Section 4.13 (Recreation).

4.7.1.3 Redevelopment Plans and Policies

As discussed earlier in Section 2.0 (Project Description), there are two adopted redevelopment areas which affect the West Gateway area, the Central and Downtown Redevelopment Projects. But, perhaps even more relevant are two more recent redevelopment efforts regarding the Downtown Long Beach area, the Strategy for Development and the Strategic Action Plan. Both of these plans were adopted by the Long Beach Redevelopment Department. These plans describe in detail the overall layout and cohesive planning concepts for the transformation of the Downtown Long Beach area into not only the Activity Center anticipated in the Land Use Element, but an economic driver for the area. Several of the proposed project objectives for the West Gateway project mirror the planning objectives of these two plans. While the plans do not regulate the development of West Gateway and the Downtown area, they provide guidance on how to accomplish the vision of a balanced and economically vital Downtown Long Beach. This guidance includes recommendations and plans on design, prime locations and layouts for certain land uses, streetscaping, land use interaction, integration of tourism support, and pedestrian uses among many others. The proposed West Gateway project was designed in keeping with goals and objectives for the West Gateway area as envisioned in these plans.

4.7.2 THRESHOLDS OF SIGNIFICANCE RELATED TO LAND USE AND PLANNING

In most cases where a new development is concerned, land use impacts would be considered significant if the proposed project will conflict with the adopted plans and goals of the community as expressed in the City of Long Beach General Plan.

4.7.3 METHODOLOGY RELATED TO LAND USE AND PLANNING

The proposed West Gateway project was compared to the City of Long Beach General Plan Land Use Element, other elements of the City's General Plan, Zoning (PD30) and other City policies for consistency.

4.7.4. IMPACTS RELATED TO LAND USE AND PLANNING

4.7.4.1 Impacts Related To General Plan and Zoning Consistency

Land Use Element

There are no aspects of the proposed West Gateway project which conflict with the Land Use Element or General Plan land uses. No inconsistency impacts to the Land Use Element would occur as a result of implementation of the West Gateway project.

Downtown Planned Development District (PD-30) Zoning

The proposed West Gateway Project meets all the development standards in the both the West End Residential and Downtown Mixed Use Districts except the dwelling unit density. Table 4.7-6 compares the proposed residential densities and the allowable residential densities for PD-30.

**TABLE 4.7-6
COMPARISON OF RESIDENTIAL DENSITIES
ALLOWED UNDER PD-30 AND THE PROPOSED DEVELOPMENT**

Parcel No.	Area (acres)	Residential Units	Proposed Density (Units/Acre)	Allowed (Units/Acre)	Overage (Units/Acre)
2-7	3.22	154	--*	31 and 43	--
9	2.42	190	79	54	25
10	2.64	164	68	54	14
11	3.38	345	102	54	48

* Parcels 2-7 are assumed to be consistent with applicable zone code density regulations.

The proposed project includes a proposed zone code amendment to allow increases in the allowable densities in the West Gateway area of the PD-30. The density inconsistencies occur on Parcels 9, 10 and 11 which abut the Downtown Core District of PD-30 (which allows 96 units/acre on lot which exceed 15,000 sf.). Therefore, the increased density is not out of character with the Downtown Core District to the south. In addition, higher residential densities were anticipated in the West End Residential and the Downtown Core Districts. According to the Downtown Long Beach Strategic Action Plan (Moore Iacofano Goltsman, Inc., July 2000), one of the top priority projects for Downtown Long Beach is to “complete planned residential project including West Gateway...” The Strategic Plan [page 19] goes on to say “Additional housing units at urban scales, design and densities will provide a critical mass of residents to support nearby commercial uses.” Therefore, the increase in allowable residential density in the West Gateway area of PD-30 is not out of character with the anticipated level of redevelopment of the area or the need for housing supporting employment in Downtown Long Beach.

Housing Element

No Housing Element policies conflict with the proposed project. However, the proposed project will result in the removal of existing affordable and low-income housing, especially on Parcels 2 through 7. New affordable and low-income housing is also being planned and implemented in PD 30 and other areas in close proximity to West Gateway. These impacts are discussed in detail in Section 4.9.

4.7.4.2 Impacts Related to Land Use Compatibility

Land uses surrounding the project site include single-family residential (Drake Park/Willmore City) to the north and northeast along 4th Street, high-rise residential to the east on Magnolia Avenue, Long Beach Civic Center to the south across West Broadway, and high density low-rise residential on the west side along Maine Avenue. For Parcels 9, 10 and 11, the scale and massing of the buildings represent a change in the appearance and overall density of these parcels. While the proposed West Gateway project is predominately residential and generally compatible with the surrounding multi-family residential developments throughout PD-30, the change from the under-utilized parcels with low-rise development to the comprehensive high-rise development on Parcels 9, 10 and 11 represent an increased density not currently allowed under current standards for the Downtown Mixed Use District. While the densities of surrounding downtown land uses to the east and south of the project area are similar, the increase in population density of the West Gateway area represents a potentially significant project impact in relation to current density standards. As a

measure of compatibility, the higher population density, while not out of character with the plans for the area, represents an increase of population which will need to be accommodated with more support services than originally planned for the area. Refer to Section 4.12 (Utilities and Service Systems).

4.7.5 MITIGATION RELATED TO LAND USE AND PLANNING

To address the inconsistency of the proposed West Gateway Project and the allowable dwelling unit densities in PD-30, Mitigation Measure LU-1 is proposed.

For Parcels 9, 10 and 11

LU-1 Prior to the approval of the Development Agreements, a zone code amendment will be adopted as part of the project to increase the dwelling unit density, allowing proposed densities for the West Gateway Project which will eliminate the inconsistency with the existing density limits in PD-30.

4.7.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION RELATED TO LAND USE AND PLANNING

The only significant land use impact identified is the increase in population density for the West Gateway area in PD-30 beyond existing density limits. There may be a future need to provide more residential support services than was originally envisioned or planned for the West Gateway area. Refer to Section 4.12 regarding the utilities and service systems needs analysis.